

11-041SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Blackard Group, for Approval of a Site Plan for an Office Building (Camwest Traditions at Adriatica), Approximately 2.89 Acres, Located on the East Side of Adriatic Parkway and Approximately 350 Feet South of Virginia Parkway.

Commission Member Ray Eckenrode stepped down during the consideration of this item, due to a possible conflict of interest.

Ms. Abra Nusser, Planner for the City of McKinney, explained the proposed site plan. She stated that the governing Planned Development District requires that the item be considered by the City Council; therefore, the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration on May 17, 2011. Ms. Nusser stated that Staff recommends approval of the proposed site plan with the conditions listed in the staff report.

Commission Member Bush asked if Adriatic Parkway is a private street. Ms. Nusser stated no, it is a public street.

Commission Member Bush stated that he is surprised that the buildings were not platted on separate lots. Mr. Quint stated that the applicant should be able to share his plans on the site to answer these questions.

Mr. Kevin Dingman, Blackard Group, 401 Adriatic Parkway McKinney, Texas 75070, stated that they are proposing a condo association. He stated that they will sell the footprints of the building to the owners and have a common maintenance agreement for the owners to take care of the buildings.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded

by Commission Member Radke, the Commission voted 5-0 to close the public hearing and recommend approval of the site plan as recommended by Staff.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 17, 2011.